

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: PLAN25-00007 Vesting Tentative Tract Map No. 20547

Lead Agency: City of Victorville Development Department Contact Person: Daisy Kawasaki
 Mailing Address: P.O. Box 5001 Phone: 760-955-5135
 City: Victorville Zip: 92392 County: San Bernardino

Project Location: County: San Bernardino City/Nearest Community: Victorville
 Cross Streets: Mesa View Drive and Fern Haven Street Zip Code: 92392
 Longitude/Latitude (degrees, minutes and seconds): 34 ° 23 ' 24 " N / 117 ° 24 ' 0 " W Total Acres: 15.13
 Assessor's Parcel No.: 3096-361-05, 06, & 07 Section: 28 Twp.: 5 North Range: 5 West Base: SBB&M
 Within 2 Miles: State Hwy #: SR 138, Hwy 395 Waterways: NA
 Airports: NA Railways: NA Schools: See page 3

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units 53 Acres 15.13
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

General Plan Designation: Low Density residential, Zoning: Single Family Residential (R-1/R-1T4)

Project Description: (please use a separate page if necessary)

The Project proposes a vesting tentative tract map to subdivide approximately 15.13 gross acres into 53 residential lots for single-family detached residential development. The proposed minimum lot sizes are 7,200 square feet with a net density of 3.7 dwelling units per acre. The average lot size would be 8,368 square feet.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>8</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date 5/1/2026 Ending Date 6/1/2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>EPC Environmental Inc</u>	Applicant: <u>CJC Holdings, LLC</u>
Address: <u>11801 Pierce St Suite 200</u>	Address: <u>17260 Bear Valley Road</u>
City/State/Zip: <u>Riverside, CA 92505</u>	City/State/Zip: <u>Victorville, CA 92395</u>
Contact: <u>Ernest Perea</u>	Phone: _____
Phone: <u>951-710-3010</u>	

Signature of Lead Agency Representative: Daisy Kawasaki Digitally signed by Daisy Kawasaki
DN: c=US, o=Environmental Inc, ou=City of Victorville - Planning Department, cn=Daisy Kawasaki
Reason: I am the author of this document
Date: 2026.04.29 08:23:41 -0700 Date: 4-29-2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Schools within 2 miles of the project site:

- Vista Verde Elementary School
- Morgan Kincaid Preparatory School
- Mesa Linda Middle School
- Eagle Ranch Elementary School
- Champions at Eagle Ranch Elementary
- Taylion Academy 395
- Mojave River Academy West Victorville